Private Sector Green Building Policy

For the City of San José









Agenda

- 1. Background
- 2. Policy Proposal
- 3. Implementation
- 4. Cost Implications
- 5. Next Steps





San José Green Vision

- 1. 25,000 new Clean Tech jobs
- 2. Cut per capita energy use 50%
- 3. 100% renewable electricity for San José
- 4. Build or retrofit 50 million square feet of green buildings
- Zero waste to landfill
- 6. 100% beneficial reuse of wastewater
- 7. General Plan with measurable sustainability standards
- 8. Entire public fleet will use alternative fuels
- 9. 100,000 new trees and smart, zero-net streetlights
- 10. 100 miles of new trails









Policy Guidelines

- Clear and Consistent Standards
- Promote uniform regional policies
- Raise awareness of green building practices
- Balance incentives and mandated standards
- Increase staff knowledge and ability to facilitate green building projects





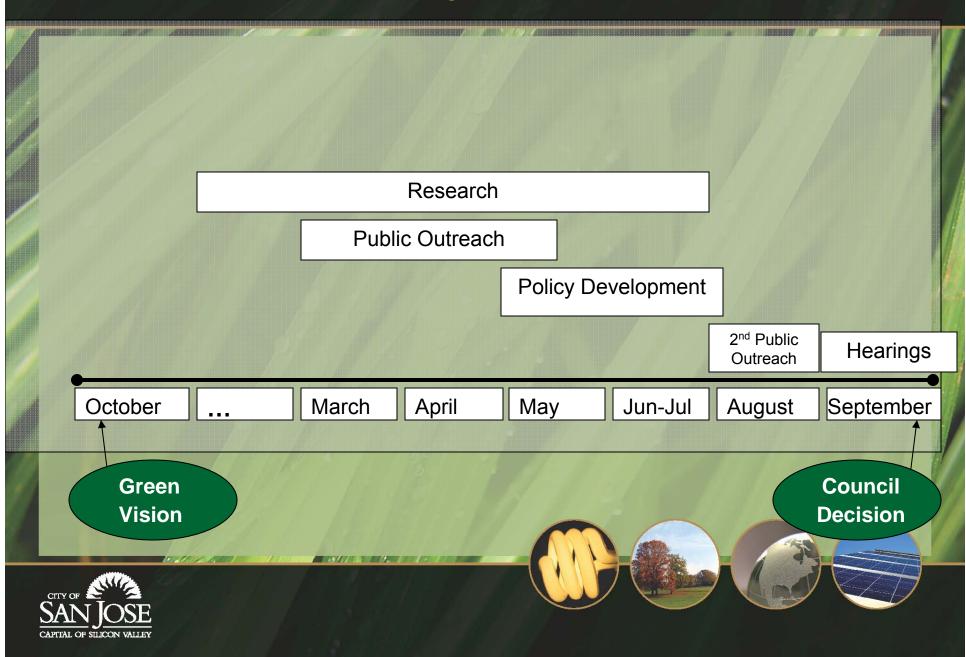
State and Regional Context

- AB32 California Warming Solutions Act
- California Building Standards Commission
 - "Green Building Standards Code"
- Santa Clara County Cities Association,
 Silicon Valley Leadership Group
- Other Cities





Timeline for Policy Development



Outreach Results

- No new fees
- No new review cycles
- No new inspections
- Do not hold up occupancy or building permit
- Allow choice of rating system
- Provide predictability and consistency across jurisdictions
- Review progress prior to increasing standards









Proposed Policy – New Construction

Market Segment	Step 1 January 1, 2009*	Step 2 July 1, 2012
Commercial / Industrial Tier 1	< 25,000 square feet = LEED Checklist	< 10,000 square feet = LEED Checklist
Commercial / Industrial Tier 2	≥ 25,000 square feet = LEED Silver Certification	≥ 10,000 square feet = LEED Silver Certification
Residential Tier 1	< 10 units = Green Point Rated or LEED Checklist	GreenPoint Rated or LEED Checklist
Residential Tier 2	≥ 10 units = GreenPoint Rated (50 pts) or LEED Certified	GreenPoint Rated (50 pts) or LEED Certified
High Rise Residential 75' or higher	LEED Certified	LEED Silver



* Applies to new planning submittals

Development Activity in San Jose

Building Permits issued per year(2001-2007):

- 3,000 residential units
- 880,000 square feet of non-residential space

Type of Development

- Single-Family vs. Multi-Family
- Transit-Oriented
- Infill





Cost Implications

Green Vision Seed Money:

\$75,000 for Outreach and Staff Education

Staff Training

- 7 LEED Accredited Professionals
- 3 Certified Green Building Professionals
- Building Department "Green Team"





Cost Implications

Implementation:

- 1 FTE
- \$100,000 non-personnel

Staff Time

- Technical support
- Address building code issues
- Develop public information resources





Next Steps

- Planning Commission
- City Council
- Ordinance Adoption
- Implement Policy
- Outreach for Phase II

September 10

September 23

November 2008

January 2009

July 2009





